

**MINUTES
SUNNYVALE CITY COUNCIL
AUGUST 10, 2004
7:30 P.M.**

The City Council of the City of Sunnyvale adjourned from a 4:00 p.m. Closed Session regarding Personnel Matters: Evaluation – City Attorney Pursuant to Government Code 54957, a 5:00 p.m. Closed Session regarding Personnel Matters: SEA Labor Negotiations Pursuant to Government Code 54957.6, a 6:00 p.m. Closed Session regarding Town Center Mall Negotiations Pursuant to Government Code 54956.8, and met in regular session in the City Council Chambers, 456 West Olive Avenue, Sunnyvale, California at 7:30 p.m., with Mayor Howe presiding.

SALUTE TO THE FLAG

Mayor Howe led the salute to the flag.

ROLL CALL

PRESENT:

Mayor Howe
Vice Mayor Dean Chu
Councilmember Fred Fowler
Councilmember Julia Miller
Councilmember Ron Swegles
Councilmember Melinda Hamilton
Councilmember Otto Lee

Staff Present:

Amy Chan, City Manager
Valerie J. Armento, City Attorney
Chuck Schwabe, Deputy City Manager
Robert Paternoster, Community Development Director
Mary Bradley, Director of Finance
Marilyn Crane, Manager of Information Technology Services
Trudi Ryan, Planning Officer
Captain Mark Stivers, Public Safety
Therese Balbo, Finance Manager
Ryan Kuchenig, Project Planner
Fred Bell, Principal Planner
Jack Witthaus, Transportation and Traffic Manager
Susan Ramos, City Clerk
Donna Biles, Deputy City Clerk

PUBLIC HEARINGS/GENERAL BUSINESS

2. RESOLUTION A General Plan Amendment, Introduction of an
NO. 134-04 Ordinance to Rezone From C-2/PD to R-3/ECR,
ORDINANCE Special Development Permit to Allow the Re-
NO. 2761-04 configuration of an 88-room Hotel Into 58
[RTC 04-284](#) Condominium Ownership Units, and Tentative Map
Located at 635 E. El Camino Real

Trudi Ryan, Planning Officer, presented the staff report.

Staff responded to questions posed by the Council relating to why staff was recommending the land use be changed to residential, future El Camino proposed re-zoning, loss of Transient Occupancy Taxes (TOT), requirements for a clubhouse, if the building is up to code to be considered a green building, the size of the proposed units, and distribution of the Below Market Rate (BMR) units.

Mayor Howe opened the Public Hearing at 8:15 p.m.

Deborah Ungo-McCormick, Applicant, requested approval of the application and introduced the project team.

Sam Hardage, CEO of Hardage Hotels, gave an overview of the history and condition of the building and conversion plans. He responded to questions from the Council related to price ranges and access to the units.

Tony Sarboraria, Architect, Dahlin Group Architecture, made a Powerpoint presentation on the Woodfin Suite Hotel conversion to residential and responded to questions from the Council regarding meeting space and a playground area.

Mark Rousseau, Vice President of Woodfin Suite Hotels, distributed a handout to the Council and reviewed the fiscal impact issues.

Nathan Brown, of the Ryness Company, addressed concerns related to access to the units, price range, unit sizes, clubhouse maintenance, and storage areas.

Harriet Rowe, a member of the public, advocated for the development to include a clubhouse and extra storage space for the small units.

Mayor Howe closed the Public Hearing at 8:58 p.m.

Councilmember Hamilton moved, and Councilmember Swegles seconded, to adopt the Negative Declaration, approve the Resolution to amend the General Plan from Commercial General Business to Medium-Density Residential, introduce an Ordinance to Rezone 635 E. El Camino Real from C-2/PD to R-3/ECR, deny the special development permit, and have the applicant redesign the development to include a clubhouse and lockable storage units.

Councilmember Hamilton amended her motion to adopt the negative declaration and not rezone the property. Councilmember Swegles withdrew his second. Mayor Howe seconded the motion.

Councilmember Hamilton restated her motion to approve Alternative 3, to adopt the Negative Declaration, do not approve the Resolution to amend the General Plan from Commercial General Business to Medium-Density Residential, do not introduce an Ordinance to Rezone 635 E. El Camino Real from C-2/PD to R-3/ECR, and deny the Special Development Permit and Tentative Map, and allow the applicant to present an amended design at a future meeting that would include a clubhouse and lockable storage. Mayor Howe withdrew his second and Councilmember Swegles seconded the motion.

Councilmember Fowler moved, and Councilmember Swegles seconded, a substitute motion to approve Alternative 2, to adopt the Negative Declaration, approve the Resolution to amend the General Plan from Commercial General Business to Medium Density Residential, introduce an Ordinance to rezone 635 E. El Camino Real from C-2/PD to R-3/ECR, and approve the Special Development Permit and Tentative Map with modified conditions to include a clubhouse and lockable storage and bring back the redesign to the Planning Commission for review and approval.

Vice Mayor Chu offered a friendly amendment to provide lockable storage for the 11 units without attic spaces. The amendment was accepted.

Councilmember Miller offered a friendly amendment to have the redesign of the project, including the replacement of wood burning fireplaces, brought back to the Council for approval. The amendment was not accepted.

At the request of the Mayor, the Deputy City Clerk read the title of the ordinance.

ORDINANCE NO. 2761-04 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING THE PRECISE ZONING PLAN, ZONING DISTRICTS MAP, TO REZONE CERTAIN PROPERTY LOCATED AT 635 E. EL CAMINO REAL FROM C-2/ECR (HIGHWAY BUSINESS/PLANNED DEVELOPMENT) TO R-3/PD (MEDIUM DENSITY RESIDENTIAL/EL CAMINO REAL PRECISE PLAN) ZONING DISTRICT

The motion carried with Mayor Howe and Councilmembers Hamilton and Miller dissenting.

RESOLUTION NO. 134-04 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE ADOPTING AN AMENDMENT TO THE 1972 GENERAL PLAN OF THE CITY OF SUNNYVALE TO CHANGE DESIGNATION FROM “COMMERCIAL GENERAL BUSINESS” TO “MEDIUM DENSITY RESIDENTIAL” FOR PROPERTY LOCATED AT 635 EAST EL CAMINO REAL

ADJOURNMENT

Mayor Howe declared the meeting adjourned at 11:18 p.m.

Respectfully submitted,
Susan Ramos, City Clerk